

**Arlington Redevelopment Board**  
**June 16, 2014 Minutes**  
**Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: July 7, 2014

**PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Andy West**

**ABSENT: Christine Scypinski**

**STAFF: Carol Kowalski**

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The Chairman called the meeting to order at 7:00pm.

Mr. Cayer explained that the 7:00pm hearing for 594-600 Mass. Ave. would be withdrawn without prejudice. He further explained that the hearing scheduled for 7:30pm, 82 Mystic Street, was advertised and abutters were notified, so Mr. Cayer took the Certificate of Compliance item pertaining to the Arlington 360 project out of order. He explained that the Board had previously voted completion, but Mr. Fitzsimmons had three changes to the Certificate of Compliance. Mr. Fitzsimmons moved that the Certificate of Compliance as amended be approved and the Chairman be authorized to sign.

Mr. Bunnell seconded. All voted in favor.

Mr. Fitzsimmons moved to approve the June 2, 2014 meeting minutes as amended.

Mr. Bunnell seconded. All voted in favor.

At 7:30pm, Mr. Cayer opened the Environmental Design Review hearing to re-open the special permit for Valvoline, 82 Mystic Street. Peter March of New Hampshire Signs and Barry Gluck of Henley Enterprises were introduced.

Mr. March explained that Valvoline has changed its logo since the signs were installed almost twenty years ago. The existing light is a non-illuminated fabric awning-type sign. He asserted that the current sign is 60 square feet, and that the proposed is 45.7 square feet.

Mr. Cayer asked to have the applicant confirm that no illumination is being proposed; the applicant confirmed.

Mr. Fitzsimmons asked to have the applicant confirm that there is no color change being proposed; the applicant confirmed.

Mr. Gluck stated that the signs have a cleaner look. He reminded the Board that the brand name is actually "Valvoline Instant Oil Change" rather than "Valvoline", and that the lettered portion of the proposed sign is smaller than the current sign, and that the remainder of the sign is a sign band.

Mr. March stated that the fabric proposed is the same as the existing fabric, and the lettering will be vinyl. He continued to say that Side B, the street façade, will have illumination that will be channel-lit, and LED. Side C is only replacing the fabric on the Russell Street façade.

Ms. Kowalski made the Board aware of some apparent violations of the existing special permit. She said that there are two signs posted that are in violation of the existing special permit. There is also a sign listing hours of operation that is in violation of the existing special permit. Lastly, Ms. Kowalski pointed out that the landscape plants shown on the plans in the existing special permit do not appear to be present on this site.

The applicant acknowledged these violations and agreed to resolve the issues explained to him by Ms. Kowalski.

Mr. Fitzsimmons moved to approve the proposed new signage for Valvoline, 82 Mystic Street.

Mr. West seconded. All voted in favor.

Mr. Fitzsimmons moved to adjourn. Mr. Bunnell seconded. All voted in favor.